

# KINGS NORTON BUSINESS CENTRE BIRMINGHAM

**2 CROWN ROAD**

KINGS NORTON BUSINESS CENTRE,  
BIRMINGHAM B30 3HY

**TO LET**

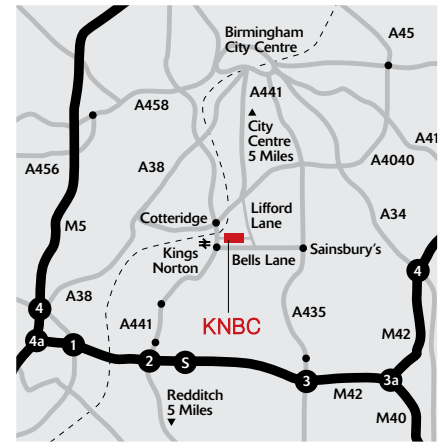
## MODERN INDUSTRIAL/ WAREHOUSE UNIT

387.14 sq m (4,167 sq ft)

- INTERNAL OFFICES WITH HEATING AND LIGHTING
- NEW OVERCLAD PROFILE METAL ROOF
- LOADING DOOR TO FRONT



## AREA MAP



## LOCATION

The premises are situated on the Kings Norton Business Centre which fronts onto the A441 (Persnore Road South) and extends to Lifford Lane.

Shops, banks and other services are available within walking distance at both Cotteridge and Kings Norton centres.

## DESCRIPTION

The recently refurbished premises comprise:

- Single storey, single bay industrial/warehouse unit.
- 6m height to eaves
- Gas heater to warehouse area
- Heating and lighting to offices
- 10 car parking spaces

## ACCOMMODATION

Description	sq m	sq ft
Warehouse	342.49	3,687
Offices	44.65	481
<b>Total GEA (approx)</b>	<b>387.14</b>	<b>4,168</b>

## TENURE

The unit is available on a new full repairing and insuring lease on terms to be agreed.

## RENTAL

£27,100 per annum exclusive of VAT.

## RATES

Rateable Value (2005) £27,250.

[www.kingsnortonbusinesscentre.co.uk](http://www.kingsnortonbusinesscentre.co.uk)

## PLANNING

The premises can be used for business, light industrial and/or warehousing purposes in accordance with classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 2005.

## SERVICE CHARGE

A variable service charge will be levied by the Landlord to cover the costs of maintenance and upkeep of the common parts of the Business Centre and 24 hour mobile security.

## AVAILABILITY

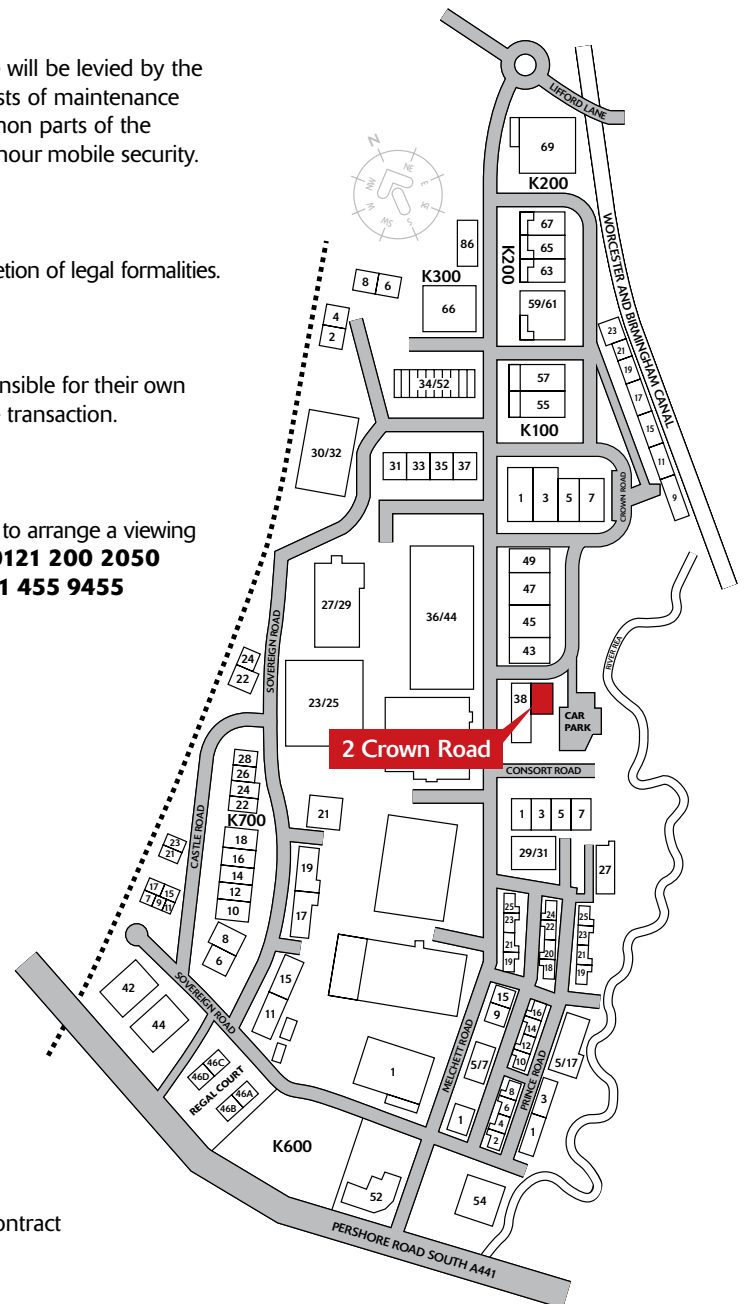
Immediately upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs relating to the transaction.

## VIEWING

For further information or to arrange a viewing please contact **DTZ** on **0121 200 2050** or **Harris Lamb** on **0121 455 9455**



Subject to contract



SEGRO supports the Code of Practice for Commercial Leases (see [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)) and the Commercial Landlords Accreditation Scheme (see [www.clascheme.org.uk](http://www.clascheme.org.uk)). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. 11/07.